

PLANNING BOARD  
DECEMBER 21, 2021 4 PM

The Manasquan Planning Board held a zoom meeting on December 21, 2021 at 4:00 pm with Chairman Neil Hamilton presiding.

Chairman Neil Hamilton stated that notification of this meeting was given to the Asbury Park Press and the Coast Star and the agenda for this meeting has been posted on the official website of the borough.

Chairman Neil Hamilton welcomed everyone and asked that everyone join him in a Salute to the Flag.

**ROLL CALL:** Present: Edward Donovan, Kevin Thompson, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Neil Hamilton, and John Burke

Absent: Mark Larkin

Mr. Love joined the meeting at 4:02 pm

Mr. Sullivan joined the meeting at 4:25 pm

Also present was Board Attorney George McGill and Board Engineer/Planner Albert Yodakis.

Mr. McGill read the Sunshine Laws for the meeting and the process to be followed for the zoom meeting.

**Nominations – Balance**

Mr. Love stated that the nominating committee did receive RFP's for the Planning Board attorney and engineer/planner and they recommend re-appointing George McGill as the Planning Board attorney and Al Yodakis as the engineer/planner. He also stated that the committee is recommending Barbara Ilaria and Nancy Acciavatti as co-planning board secretary.

Mr. Apostolou made a motion to approve the appointment of the Planning Board attorney, George McGill and the engineer/planner, Al Yodakis, as well as the co-planning secretary, Barbara Ilaria and Nancy Acciavatti, seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mr. Donovan, Mr. Thompson, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Hamilton, and Mr. Burke

NAYS: None

ABSTAIN: None

PLANNING BOARD  
DECEMBER 21, 2021 4 PM

**Applications**

**#44-2021 Bushong, Charlotte – 222 East Main Street – Block 96 Lot 4.01**

Mr. McGill put the following exhibits into the record: B-2 Letter of Al Yodakis dated 12/15/2021; and A-10 Amended plans revised as of 11/30/2021.

Mr. McGill swore in applicant Charlotte Bushong, architect Carolyn Young and Board Engineer Al Yodakis. Mr. McGill stated that Ms. Young was previously qualified as an architect.

Ms. Young went over the revised design where she has reduced the size of the proposed addition and she has reduced the impervious coverage. She stated that the building coverage has been reduced to 30.8% and have eliminated some of the existing concrete and replaced with pavers which has reduced the impervious coverage to 39.8%. She stated that the AC unit will be in conformity where it is being placed and the generator will be moved to a conforming portion of the side yard.

Mr. McGill marked the aerial view of the property as Exhibit A-11.

Ms. Young continued her presentation using the aerial of the surrounding homes. She went over Mr. Yodakis' report and the requested dormer.

There was discussion on the concrete driveway and the placement of the generator.

Mr. Apostolou made a motion to open the hearing to the public, seconded by Mr. Young. Motion carried unanimously.

Mr. McGill swore in Judith Rodriguez.

Ms. Rodriguez voiced her concerns about the application and is not in favor of the property being expanded.

Mr. Love left the meeting.

Mr. Apostolou made a motion to close the hearing, seconded by Mr. Burke. Motion carried unanimously.

Mr. Sullivan stated that he arrived to the meeting after this application started which will make him ineligible to vote.

Ms. Young made her closing statement and advised that Ms. Bushong is willing to change the driveway to be either the strip concrete or pavers which will eliminate 378 square feet of impervious coverage which will bring it to 35% which is allowed with the undersized lot.

PLANNING BOARD  
DECEMBER 21, 2021 4 PM

Mr. McGill confirmed that a variance will not be required for impervious coverage. He stated that they are dealing with building coverage, dormer size and generator.

There was discussion on where the generator should be placed to be in conformity.

Ms. Young stated that the generator will be moved to the back of the building envelope to be in conformity so there will be no variance being required.

Mr. Muly made a motion to approve this application as amended, seconded by Mr. Hamilton. Motion carried by the following vote:

AYES: Mr. Young, Mr. Muly, and Mr. Hamilton.

NAYS: Mr. Apostolou and Mr. Thompson

ABSTAIN: None

**#51-2021 Bredehorst, John – 560 Brielle Road – Block 177 Lot 3**

Appearing for the applicant was Michael Henderson, Esq.

Mr. McGill put the following exhibits into the record: B-1 Board Engineer Report Dated 9/22/2021; A-1 Plot Plan from Joe Kociuba dated 10/19/2021; A-2 Plans of Atlantic Builder dated 10/8/2021; A-3 Survey Dated 7/29/2021; A-4 Average front yard setbacks dated 9/2/2021; A-5 Application and A-6 Denial of Permit Dated 10/26/2021.

Mr. McGill swore in John Bredehorst, Joseph Kociuba, Engineer and Brian Meyers Atlantic Modular

Mr. Bredehorst went over the history of the property and what he would like to do with the property.

Mr. Meyers was accepted as an expert in modular design.

Mr. Meyers went over the project.

Mr. Kociuba was accepted as an engineer/planner.

Mr. Kociuba went over the current lot and stated that there are 2 homes on this lot currently. He stated that the applicant is proposing to demolish both homes and construct 1 single family dwelling with compliant parking. He went over the variances being requested and the criteria for the property. He went over Mr. Yodakis' letter dated 9/22/2021.

PLANNING BOARD  
DECEMBER 21, 2021 4 PM

There was discussion on the size of the structure.

Mr. Apostolou made a motion to open the hearing to the public, seconded by Mr. Burke. Motion carried unanimously.

There being no comment, Mr. Apostolou made a motion to close the hearing, seconded by Mr. Burke. Motion carried unanimously.

It was the consensus of the board that the structure is too large and could be reduced to 3 bedrooms.

Mr. Henderson requested a 5-minute recess to talk to his client.

Mr. Henderson stated that he spoke with the applicant and he is willing to work with board a reduced the building coverage. He stated that if 4' was shaved off the rear of the house it would be a 3-bedroom house.

Mr. Kociuba stated that the 4' reduction would bring the building coverage request to 37.53%.

Mr. Apostolou made a motion to re-open the hearing to the public, seconded by Mr. Burke. Motion carried unanimously.

There being no comment, Mr. Apostolou made a motion to close the hearing, seconded by Mr. Burke. Motion carried unanimously.

Mr. Apostolou made a motion to approve this application as amended, seconded by Mr. Sullivan. Motion carried by the following vote:

AYES: Mr. Donovan, Mr. Young, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton and Mr. Burke.

NAYS: None

ABSTAIN: None

**OTHER BUSINESS**

Mr. Apostolou made a motion to close the meeting, seconded by Mr. Young. Motion carried unanimously.

Date Approved: September 13, 2022